



**Sean Rogan**  
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755  
323.890.7001 • TTY: 323.838.7449 • [www.lacdc.org](http://www.lacdc.org)



**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

January 31, 2012

# ADOPTED

Community Development Commission

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

#16 JANUARY 31, 2012

**SACHI A. HAMAI**  
EXECUTIVE OFFICER

Dear Supervisors:

**APPROVE ENVIRONMENTAL DOCUMENTATION AND RELATED ACTIONS IN SUPPORT OF  
FINAL DESIGNATION AND ADMINISTRATION OF THE HARBOR GATEWAY COMMUNITIES  
ENTERPRISE ZONE AND THE SANTA CLARITA VALLEY ENTERPRISE ZONE  
(DISTRICTS 1, 2, 5) (3 VOTES)**

**SUBJECT**

This letter requests that your Board approve environmental actions for the Harbor Gateway Communities and Santa Clarita Valley Enterprise Zones (collectively Enterprise Zones), which is required by the State before Final Designation of both zones is conferred. It also requests authority for the Community Development Commission (Commission) to negotiate and enter into a Memorandum of Understanding (MOU) with the City of Santa Clarita for administration of the Santa Clarita Valley Enterprise Zone.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Consider the attached Initial Studies/Negative Declarations (IS/NDs) prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), together with any comments received during the public review processes, for designation of two new Enterprise Zones in Los Angeles County.
2. Find that designation of the Harbor Gateway Enterprise Zone and the Santa Clarita Valley Enterprise Zone will not have a significant effect on the environment, and approve the IS/NDs.
3. Find that the IS/NDs reflect the independent judgment of the County, and instruct the Executive Director of the Community Development Commission, or his designee, to take any and all actions necessary to complete the implementation of this environmental review action for the projects described above.

4. Authorize the Executive Director of the Commission, or his designee, to act as an agent of the County in the negotiation and execution of an MOU with the City of Santa Clarita, to be effective following approval by County Counsel and execution by all parties, whereby the City of Santa Clarita will administer the unincorporated Los Angeles County portion of the Santa Clarita Valley Enterprise Zone.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to approve IS/NDs for the Harbor Gateway Communities and Santa Clarita Valley Enterprise Zones, which are needed before the State confers final Enterprise Zone designation. This action also provides for the administration of the unincorporated County portion of the Santa Clarita Valley Enterprise Zone by the City of Santa Clarita.

#### **FISCAL IMPACT/FINANCING**

There is no impact on the County General Fund. There is no cost associated with approval of the IS/NDs. Administration of the Harbor Gateway Communities Enterprise Zone will be funded with fees generated through the Enterprise Zone Voucher Application process and Community Development Block Grant funds included in the Commission's approved Fiscal Year 2011-2012 budget. The Santa Clarita Valley Enterprise Zone will be administered and funded by the City of Santa Clarita.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Enterprise Zone program stimulates economic growth in economically distressed areas throughout the State by generating new private sector investment and growth. The State provides performance-based tax credits and incentives to Enterprise Zone businesses to, among other goals: promote "Smart Growth" by revitalizing chronically deteriorated areas; hire residents in private sector jobs; and retain, expand and reward businesses that participate in these objectives.

On August 10, 2010, your Board authorized the Commission to submit two separate Enterprise Zone applications to the State Department of Housing and Community Development (HCD). The first application was a partnership among the County of Los Angeles (County) and the Cities of Los Angeles and Huntington Park for the Harbor Gateway Communities Enterprise Zone. This Enterprise Zone encompasses approximately 3,670 acres of commercial and industrial land in unincorporated Walnut Park, Florence-Firestone, Willowbrook and Rancho Dominguez, in addition to areas within the Cities of Los Angeles and Huntington Park.

The second application was a partnership between the County and the City of Santa Clarita for the Santa Clarita Valley Enterprise Zone. This Enterprise Zone encompasses approximately 4,700 acres of commercial and industrial land in unincorporated portions of the Santa Clarita Valley, in addition to areas within the City of Santa Clarita.

The applications were submitted to HCD by the deadline of September 15, 2010. In accordance with the Enterprise Zone application requirements, an Initial Study was prepared for each application. Both Initial Studies found no environmental impacts associated with formation of the Enterprise Zones.

On December 15, 2010, HCD awarded Conditional Designation to both the Harbor Gateway

Communities and Santa Clarita Valley Enterprise Zones. Final Designations were then put on hold pending State budget negotiations. The State has indicated that it is now ready to move forward with granting Final Designation status. One of the conditions that must be satisfied prior to Final Designation is the approval by your Board of a Negative Declaration for each Enterprise Zone, stating that there are no environmental impacts related to the designation. The County is the lead agency for the environmental review actions, therefore, your Board acts to approve both IS/NDs.

As partners, the County and the Cities of Los Angeles and Huntington Park will each administer the Enterprise Zone program in their respective jurisdictions. The MOU with the City of Santa Clarita will authorize the City to administer the unincorporated County portion of the Santa Clarita Valley Enterprise Zone. The MOU will include goals to ensure that unincorporated area businesses benefit from this program. The City will fund the administration of the Zone with fees generated through the program. The MOU will be effective following review by County Counsel and execution by all parties.

### **ENVIRONMENTAL DOCUMENTATION**

Approval of the IS/NDs for the Enterprise Zones and filing Notices of Determination with the County Clerk, will satisfy CEQA requirements.

The environmental review record for this project is available for public viewing during regular business hours at the Commission's main office located at 2 Coral Circle in Monterey Park.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of these actions will allow for the establishment and administration of the Harbor Gateway Communities and Santa Clarita Valley Enterprise Zones, both of which will provide State tax benefits to businesses located in the Zones and provide job opportunities to County residents.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:CC:ml

Enclosures

County of Los Angeles Community Development Commission

# **Harbor Gateway Communities Enterprise Zone**

**Initial Study**

**August 2010**

---

# **HARBOR GATEWAY COMMUNITIES ENTERPRISE ZONE**

## **Initial Study**

*Prepared by:*

**County of Los Angeles  
Community Development Commission**  
2 Coral Circle  
Monterey Park, CA 91755  
Contact: Donald Dean

*Prepared with the assistance of:*

**Rincon Consultants, Inc.**  
790 East Santa Clara Street  
Ventura, California 93001

August 2010

---

---

*This report is printed on 30% recycled paper with 10% post-consumer content.*

---

## TABLE OF CONTENTS

	Page
<hr/>	
Initial Study	
Project Title .....	1
Lead Agency Name and Address.....	1
Contact Person and Phone Number.....	1
Project Location.....	1
Project Sponsor's Name and Address.....	1
Existing Land Use .....	1
General Plan and Zoning.....	1
Surrounding Land Use.....	1
Description of Project .....	1
Public Agencies Whose Approval Is Required .....	2
Environmental Factors Affected.....	2
Determination.....	3
Environmental Checklist .....	4
Discussion	
I. Aesthetics.....	4
II. Agricultural and Forest Resources.....	5
III. Air Quality .....	7
IV. Biological Resources.....	8
V. Cultural Resources.....	9
VI. Geology and Soils .....	10
VII. Greenhouse Gas Emissions .....	11
VIII. Hazards and Hazardous Materials .....	12
IX. Hydrology and Water Quality.....	14
X. Land Use and Planning .....	16
XI. Mineral Resources .....	17
XII. Noise.....	18
XIII. Population and Housing .....	19
XIV. Public Services.....	20
XV. Recreation .....	22
XVI. Transportation/Traffic.....	23
XVII. Utilities and Service Systems .....	24
XVIII. Mandatory Findings of Significance.....	27
References .....	28

## Figures

Figure 1 Regional Location



Figure 2 Enterprise Zone Boundaries  
Figure 3 Site Photos





## INITIAL STUDY

<b>Project Title:</b>	Harbor Gateway Communities Enterprise Zone
<b>Lead Agency Name and Address:</b>	Los Angeles County Community Development Commission 2 Coral Circle Monterey Park, California 91755
<b>Contact Person and Phone Number:</b>	Donald Dean, Environmental Officer (323) 890-7186
<b>Project Location:</b>	Unincorporated communities of Florence-Firestone, Walnut Park, and Willowbrook, as well as the City of Huntington Park and portions of the City of Los Angeles (Harbor/Port of Los Angeles)
<b>Project Sponsor's Name and Address:</b>	Los Angeles County Community Development Commission 2 Coral Circle Monterey Park, California 91755

**Existing Land Use:** The proposed Harbor Gateway Communities Enterprise Zone encompasses approximately 35,652 acres within urbanized portions of the County of Los Angeles and the cities of Huntington Park and Los Angeles. The project area includes residential, commercial, industrial, and institutional land uses and development, as well as vacant land.

**General Plan and Zoning:** The project area encompasses approximately 35,652 acres within the County of Los Angeles and the cities of Huntington Park and Los Angeles. Individual properties within the project area are zoned by the corresponding participating jurisdiction for various uses, including residential, commercial, industrial, and institutional uses.

**Surrounding Land Use:** The proposed Enterprise Zone is bounded by the cities of Los Angeles, Vernon, and Mayfield to the north, the cities of Maywood, Bell, Cudahy, South Gate, Lynwood, Compton, Carson, and Long Beach to the east, the city of Los Angeles to the south, and Rancho Palos Verdes, Lomita, Torrance, Gardena, West Athens, Inglewood, and Los Angeles to the west. Similar to the project area, surrounding communities include a variety of land uses, including residential, commercial, industrial, and institutional uses.

## DESCRIPTION OF THE PROJECT

The proposed project involves the designation of an Enterprise Zone in the unincorporated communities of Florence-Firestone, Walnut Park and Willowbrook, as well as the City of Huntington Park and portions of the City of Los Angeles (Harbor/Port of LA). Businesses within the proposed Enterprise Zone (a partnership between the County of Los Angeles and cities of Los Angeles and Huntington Park) would be eligible for tax and investment incentives



that would promote economic development and generate new jobs within the area. Establishment of the proposed Enterprise Zone would not entitle any development projects or include any development proposals. Growth and development that would be facilitated by designation of the proposed Zone would continue to be controlled by existing General Plan, zoning and other applicable laws and regulations. As such, although the proposed Enterprise Zone is intended to facilitate economic development, creation of the Enterprise Zone would not facilitate any development that could not already occur under existing land use regulations and through established permitting processes. CEQA environmental review would be required for individual future projects within the Enterprise Zone that have the potential to result in significant environmental impacts.

Figure 1 shows the regional location of the proposed Enterprise Zone and Figure 2 shows the proposed Enterprise Zone boundaries.

### **PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED FOR SUBSEQUENT ACTION**

The County of Los Angeles would retain discretionary authority over individual proposals within the unincorporated portions of the proposed Enterprise Zone. The cities of Huntington Park and Los Angeles would retain discretionary authority over individual proposals within those cities.

If individual projects within the Enterprise Zone necessitate improvements to transportation facilities operated by the California Department of Transportation (Caltrans), Caltrans would retain discretionary authority over such improvements.

### **ENVIRONMENTAL FACTORS AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials    | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing       | <input type="checkbox"/> Public Services                  | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities/Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

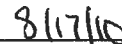
**DETERMINATION:**

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Donald Dean  
Environmental Officer



Date

## Environmental Checklist

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>I. <u>AESTHETICS</u> – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) The proposed Enterprise Zone is located in highly urbanized portions of unincorporated Los Angeles County and the cities of Huntington Park and Los Angeles. The project area is generally characterized by a mix of older residential, commercial, and industrial development with generally low to moderate aesthetic value. Many properties within the proposed Enterprise Zone are characterized by various blight conditions, including vacant properties, dilapidated buildings, and unmaintained public and private improvements. Examples of the visual character of residential, commercial, institutional, and municipal properties within the Enterprise Zone are shown on Figure 3.

The proposed project would encourage economic development within the Enterprise Zone by granting businesses tax and investment incentives. However, adoption of the Enterprise Zone would not involve any specific development proposals and, therefore, would not directly affect scenic vistas, scenic resources, or the existing visual character, nor would it create a new source of light or glare. No impact to aesthetic resources would occur.

Future development facilitated within the proposed Enterprise Zone designation would generally be expected to enhance the aesthetic character of the area through renovation or replacement of structures and facilities of lower aesthetic quality. All future development would be required to comply with existing General Plan, zoning and other applicable City and/or County land use regulations, including those that regulate size, height and design of structures, landscaping, lighting and other improvements.

Finally, it should be noted that CEQA environmental review would be required for individual future development projects within the Enterprise Zone with the potential to result in



significant impacts to aesthetics and visual resources. Any specific impacts associated with individual developments would be addressed on a case-by-case basis.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>II. <u>AGRICULTURE AND FOREST RESOURCES</u></b>				
-- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

## II. **AGRICULTURE AND FOREST**

**RESOURCES** -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

☐
☐
☐
☒

a-e) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the cities of Los Angeles and Huntington Park as an Enterprise Zone in order to encourage economic development and generate new jobs. The project area is within a highly urbanized portion of Los Angeles County that contains no farmland or forest land. Consequently, the proposed project would have no effect on Prime Farmland, Unique Farmland, Farmland of Statewide Importance, forest land or timberland as no such land is located within the proposed Enterprise Zone area (California Division of Land Resource Protection, 2007). In addition, the project area does not include land zoned for agricultural development or land under a Williamson Act contract. The proposed project would not directly or indirectly convert farmland to non-agricultural use. No impact would occur.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>III. <u>AIR QUALITY</u> -- Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the cities of Los Angeles and Huntington Park as an Enterprise Zone in order to encourage economic development and generate new jobs. Generally, a project would conflict with or potentially obstruct implementation of an air quality plan if it would contribute to population growth in excess of that forecasted in the air quality management plan (AQMP - California Air Resources Control Board, 2007). The proposed Enterprise Zone would not directly generate population growth and it is anticipated that future employment opportunities facilitated by the proposed Enterprise Zone would generally be filled by existing residents of the Los Angeles region. Consequently, the proposed project is not expected to generate population in excess of that envisioned in the local AQMP. No impact would occur.

b-e) The proposed Enterprise Zone area is located within the South Coast Air Basin, which is a nonattainment area for federal and state standards for ozone and particulate matter (South Coast Air Quality Management District, 2010). Therefore, residents, employees, and visitors within the project area would be exposed to potentially unhealthful air. However, the proposed project does not involve any specific development proposals; therefore, it would not directly violate or contribute to the violation of any air quality standard, result in a cumulatively considerable net increase of a criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. No impact would occur.

Future development facilitated by the proposed Enterprise Zone designation would comply with existing County or City of Los Angeles/City of Huntington Park General Plan and zoning, as well as all applicable laws and regulations related to air quality. In a general sense, the infill development and redevelopment facilitated by the proposed Enterprise Zone would be



expected to make better use of existing infrastructure and provide jobs in proximity to existing housing within and near the project area. In this way, project implementation could reduce regional vehicle miles traveled and associated air pollutant emissions. CEQA environmental review would be required for individual future development projects within the Enterprise Zone. Any specific impacts associated with individual developments would be addressed on a case-by-case basis.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>IV. <u>BIOLOGICAL RESOURCES</u> --</b>				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





a- f) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the cities of Los Angeles and Huntington Park as an Enterprise Zone in order to encourage economic development and generate new jobs. The project area is highly urbanized and future development would have little or no potential to adversely affect wildlife resources or habitat either directly or indirectly. Future development facilitated by the proposed Enterprise Zone designation would be required to comply with existing County and City General Plan, zoning, and other applicable City and/or County laws and regulations. No impact to biological resources would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>V. <u>CULTURAL RESOURCES</u> --</b>				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the cities of Huntington Park and Los Angeles as an Enterprise Zone in order to encourage economic development and generate new jobs. It is likely that structures that meet the 50-year minimum age criterion for consideration for National and California Register are present within the Enterprise Zone area. The project area is highly urbanized and has been disturbed by past development activity. Nevertheless, it is possible that buried historic artifacts and/or archaeological features could also occur within the project area.

Creation of the Enterprise Zone would have no direct effect on cultural resources as it would not involve any specific development activity. As noted above, the project area is highly urbanized and the majority of the area has been disturbed by past grading and development; therefore, the potential for future individual developments within the project area to encounter paleontological or archaeological resources is low. The project area includes older structures that could be disturbed by the individual future developments that could be facilitated by the proposed Enterprise Zone. The historic significance of any buildings affected by future project area developments would be addressed and, as appropriate, mitigated on a case-by-case basis

in accordance with CEQA and applicable County and City of Los Angeles and City of Huntington Park requirements pertaining to the preservation of cultural resources. With implementation of these requirements on a case-by-case basis, no impact to cultural resources would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VI. <u>GEOLOGY AND SOILS</u> –</b>				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) The proposed Enterprise Zone is located in portions of unincorporated Los Angeles County and the cities of Huntington Park and Los Angeles. The Palos Verdes and Newport-Inglewood Alquist-Priolo Fault Zones are located within the project area (California Geologic Survey, Alquist-Priolo Fault Zones). Like much of California, the proposed Enterprise Zone



area is subject to groundshaking from seismic activity emanating from a number of faults in the region. In addition, expansive soils, erosion, and other geologic hazards have the potential to occur in the proposed Enterprise Zone area. Areas with the potential for liquefaction were identified on the State of California Seismic Hazard Zones Maps for the Inglewood, San Pedro, and South Gate Quadrangles. Landslide zones are not located on any of the State of California Seismic Hazard Zones Quadrangle Maps for areas within the Enterprise Zone.

As the proposed project would not entitle any projects and does not include any development proposals, no impact related to geologic or seismic hazards would occur. Individual future projects within the proposed Enterprise Zone would be required to conform to standard procedures of the Uniform Building Code and California Building Code, which would reduce any potential impacts from seismic-related activity affecting future developments. In addition, CEQA environmental review would be required for individual projects within the Enterprise Zone with the potential to result in significant impacts. Specific impacts associated with individual future project area developments would be addressed on a case-by-case basis.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VII. <u>GREENHOUSE GAS EMISSIONS</u> -</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b) The California Air Pollution Control Officers Association (CAPCOA) and the Climate Action Team (CAT) have developed strategies to reduce greenhouse gas (GHG) emissions at a statewide level to meet the goals of the Executive Order S-3-05. Additional strategies to reduce GHG emissions are suggested in the Attorney General's Greenhouse Gas Reduction Report.

In addition, the California Office of Planning and Research (OPR) CEQA Guidelines include recommended mitigation strategies to reduce GHG impacts. According to this document, mitigation measures may include:

1. Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal.
2. The potential of siting, orientation, and design to minimize energy consumption, including transportation energy, water conservation and solid-waste reduction.
3. The potential for reducing peak energy demand.
4. Alternate fuels (particularly renewable ones) or energy systems.
5. Energy conservation which could result from recycling efforts.

A reduction in vehicle use and vehicle miles traveled can result in a reduction in fuel consumption and in air pollutant emissions, including GHG emissions. Recent research indicates that infill development reduces VMT and associated air pollutant emissions, as compared to development on sites at the periphery of metropolitan areas, also known as "greenfield" sites.

The proposed project does not involve any specific development proposals; therefore, it would not directly or indirectly generate greenhouse gas emissions or conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions. Future development facilitated by the proposed Enterprise Zone designation would comply with existing County or City of Los Angeles/City of Huntington Park General Plan and zoning, as well as all applicable laws and regulations related to greenhouse gas emissions. In a general sense, the infill development and redevelopment facilitated by the proposed Enterprise Zone would be expected to make better use of existing infrastructure and provide jobs in proximity to existing housing within and near the project area. In this way, project implementation could reduce regional vehicle miles traveled and associated greenhouse gas emissions. CEQA environmental review would be required for individual future development projects within the Enterprise Zone. Any specific impacts associated with individual developments would be addressed on a case-by-case basis.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VIII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> - Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b> - Would the project:				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-h) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the cities of Los Angeles and Huntington Park as an Enterprise Zone in order to encourage economic development and generate new jobs. Numerous Federal, State and local regulations regulate the use, storage, transportation, handling, processing and disposal of hazardous materials and waste. California Fire Code (CFC) Articles 79, 80 et al. are the primary regulatory guidelines used by the County of Los Angeles and the cities of Huntington Park and Los Angeles to govern the storage and use of hazardous materials. The CFC also serves as the principal enforcement document from which corresponding violations are written.

Senate Bill 1082 (1993) established the "Unified Hazardous Waste and Hazardous Materials Management Regulatory Program." The Unified Program consolidates, coordinates, and makes consistent the following hazardous materials and hazardous waste programs (Program Elements):

- *Hazardous Waste Generation (including onsite treatment under Tiered Permitting)*
- *Aboveground Petroleum Storage Tanks (only the Spill Prevention Control and Countermeasure Plan or "SPCC")*
- *Underground Storage Tanks (USTs)*



- *Hazardous Material Release Response Plans and Inventories*
- *California Accidental Release Prevention Program (Cal ARP)*
- *Uniform Fire Code Hazardous Material Management Plans and Inventories*

The following databases were checked for known hazardous materials contamination in the project area:

- *Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database*
- *Geotracker search for leaking underground fuel tanks, Spills-Leaks-Investigations-Cleanups (SLIC) and Landfill sites*
- *Cortese list of Hazardous Waste and Substances Sites*
- *Department of Toxic Substances Control's Site Mitigation and Brownfields Database.*

The abovementioned databases list numerous sites in and around the project area. These sites include underground storage tanks, gas stations, and contaminated commercial and industrial sites. However, as the proposed project does not entitle any projects or include any development proposals, no direct impact relating to hazards or hazardous materials would occur. Future development within the proposed Enterprise Zone would be required to comply with existing General Plan, zoning and other applicable laws and regulations, such as those discussed above. In addition, individual future projects within the project area would be subject to CEQA environmental review. Specific impacts associated with individual development projects would be addressed on a case-by-case basis as such projects are proposed.

New development would be built in accordance with current safety standards and would require remediation of existing contamination prior to new construction. Therefore, future development within the proposed Enterprise Zone is expected to generally reduce the potential for impacts relating to upset hazards or the release of hazardous materials in to the environment as compared to existing conditions.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

#### IX. HYDROLOGY AND WATER QUALITY

– Would the project:

- a) Violate any water quality standards or waste discharge requirements?

☐
☐
☐
☒


	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>IX. <u>HYDROLOGY AND WATER QUALITY</u></b>				
– Would the project:				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

**IX. HYDROLOGY AND WATER QUALITY**

– Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

a-j) The project area currently contains a mix of industrial, commercial, residential, and institutional uses, as well as vacant properties. Much of the area, particularly the industrial properties, is already paved. As such, future development within the proposed Enterprise Zone generally would not be expected to substantially alter drainage patterns in the area. Any minor system upgrades needed to accommodate individual future development projects would be implemented as needed.

The proposed project involves the designation of portions of unincorporated Los Angeles County and the cities of Los Angeles and Huntington Park as an Enterprise Zone in order to encourage economic development and generate new jobs. As the proposed project does not does not entitle any projects or include any development proposals, no impact relating to hydrology or water quality would occur.

All future developments within the project area would be subject to the requirements of the County's Stormwater Ordinance or the City of Los Angeles Stormwater and Urban Runoff Pollution Control Ordinance or the City of Huntington Park Stormwater Management and Discharge Ordinance, which address provisions that apply to the discharge, deposit, or disposal of any stormwater and/or runoff to the storm drain system and/or receiving waters within any area covered by the National Pollutant Discharge Elimination System (NPDES) municipal stormwater permit. The County has developed a Model Program that provides guidance that permittees can follow to implement their own programs in compliance with the County NPDES Permit. As new development would be required to comply with current water quality standards, it is anticipated that future development and redevelopment of individual properties would improve the quality of project area surface runoff in the long term.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

**X. LAND USE AND PLANNING --**

Would the proposal:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|





- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with an applicable habitat conservation plan or natural community conservation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a-c) The proposed Enterprise Zone is located in portions of unincorporated Los Angeles County and the cities of Huntington Park and Los Angeles. The project area is within a highly urbanized portion of Los Angeles County that contains a mix of industrial, commercial, residential, and institutional uses, as well as vacant properties. The Los Angeles County General Plan and zoning ordinances govern land use and planning in unincorporated Los Angeles County. The City of Los Angeles General Plan and zoning ordinance govern land use and planning in the City of Los Angeles and the City of Huntington Park General Plan and zoning ordinance govern land use in the City of Huntington Park. While the proposed Enterprise Zone would facilitate economic development and generate jobs by giving tax and investment incentives to businesses within the zone area, it would not involve any changes to General Plan land use designations or zoning for the project area. Therefore, the proposed Enterprise Zone would not physically divide established communities or conflict with applicable habitat or natural community conservation plans. No impact relating to land use and planning would occur.

	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less than Significant Impact</b>	<b>No Impact</b>
--	---	---	---	----------------------

#### **XI. MINERAL RESOURCES --**

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a-b) Known mineral resources in Los Angeles County include oil, rock, sand, and gravel. A number of mineral extraction activities are located in areas containing sensitive species or within rapidly urbanizing areas (County of Los Angeles Draft General Plan, Conservation and Open Space Chapter, 2008). The project area contains known mineral resources, including operating oil and gas wells located in the project area near the Port of Los Angeles (State of California Department of Conservation Division of Oil, Gas, and Geothermal Resources,



District 1-6, Map 128). The proposed project involves the designation of portions of unincorporated Los Angeles County and the cities of Los Angeles and Huntington Park as an Enterprise Zone to facilitate economic development and generate jobs. Such development would not be expected to prohibit or adversely affect the extraction or exploration of these resources. No impact to mineral resources would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XII. <u>NOISE</u> – Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) The proposed project would designate an area encompassing portions of unincorporated Los Angeles County and the cities of Los Angeles and Huntington Park as an Enterprise Zone. In order to achieve economic development and generate new employment opportunities, businesses within the proposed Enterprise Zone would be given tax and investment incentives.

Sensitive noise receptors within and adjacent to the proposed Enterprise Zone area include residences, hospitals, schools, guest lodging, and libraries. Because commercial, manufacturing and industrial uses are not subject to impacts such as sleep disturbance, these land uses have higher allowable noise standards. Noise sources within the proposed Enterprise Zone area

include roadway traffic, rail activity and industrial activity. Major roadways in the area include, but are not limited to: Interstates 105, 110, 405 and 710; US Route 91; State Route (SR) 42 Manchester Avenue, SR 90 Imperial Highway, Avalon Boulevard, Central Avenue, Slauson Avenue, Florence Avenue, Century Boulevard, Main Street, and Wilmington Avenue.

The proposed project does not include any specific development proposals or entitlements. As such, the establishment of the Enterprise Zone would not place sensitive receptors in areas subject to noise that exceeds noise standards or cause an increase in ambient noise which would adversely affect existing land uses. No direct noise impact would occur.

Future development projects within the Enterprise Zone are expected to be commercial or industrial in nature. Such uses are not typically considered noise sensitive. All future development would be required to comply with existing County or City general plan and zoning, as well as applicable laws and regulations pertaining to noise. Noise-related impacts associated with individual developments would depend upon the specific type, size, and location of the proposed development. Therefore, such impacts would be evaluated on a case-by-case basis as individual projects undergo the CEQA-required environmental review.

e, f) Los Angeles International Airport is located approximately 6 miles west of the Enterprise Zone area and Long Beach Airport is located approximately 7 miles east of the project area. No portion of the project area is subject to airport-related noise exceeding local standards. Therefore, the Enterprise Zone is not subject to excessive noise levels associated with airport operations.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

### XIII. POPULATION AND HOUSING —

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) The proposed project would designate an area encompassing portions of unincorporated Los Angeles County and the cities of Los Angeles and Huntington Park as an Enterprise Zone. The project would not directly affect population growth, though the tax and investment incentives that would be provided are intended to encourage economic development. It is

expected that future employment opportunities resulting from the Enterprise Zone would generally be filled by local residents. As such, the proposed project would not be expected to induce substantial population growth.

b-c) The proposed Enterprise Zone would encompass portions of unincorporated Los Angeles County and the cities of Huntington Park and Los Angeles. No direct displacement of housing or people would occur as no development is proposed.

Future development projects within the Enterprise Zone would have the potential to displace residences. However, it is anticipated that future projects would primarily involve redevelopment of vacant or underutilized commercial and industrial properties. Individual development projects would need to be addressed on a case-by-case basis as the potential for displacement would depend upon the location and nature of the proposal.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

#### XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a(i) The Los Angeles County Fire Department (LACFD) provides fire protection services in unincorporated Los Angeles County and the City of Huntington Park. The City of Los Angeles Fire Department (LAFD) provides fire protection services in the City of Los Angeles. The LACFD and LAFD currently provide fire protection service to the Enterprise Zone area. The entire project area is urbanized and within the current service areas of the LACFD and/or the LAFD. Establishment of the proposed Enterprise Zone would not directly increase demand for fire protection services as no development plans are included as part of the project. As such, adoption of the Enterprise Zone would not result in the need for new fire protection facilities or otherwise directly affect fire protection services.



Future development projects within the Enterprise Zone would be required to comply with existing general plan, zoning, and applicable requirements pertaining to the fire protection. The LACFD and/or the LAFD would review site plans, site construction and actual structures prior to occupancy to ensure that required fire protection safety features, including building sprinklers and emergency access, are implemented. Replacement of older structures not built to current Code requirements with new development that meets current Codes would be expected to generally reduce fire hazards in the area. Because future development within the Enterprise Zone would be within the urbanized area, it is anticipated that existing fire protection facilities would be adequate to serve new development. If, however, the construction of new fire protection facilities is required as a result of new development in the Enterprise Zone, such construction would be subject to CEQA review.

a(ii) The Los Angeles County Sheriff's Department (LASD) provides police protection services in unincorporated Los Angeles County. The City of Los Angeles Police Department (LAPD) provides police protection services in the City of Los Angeles. The City of Huntington Park Police Department (HPPD) provides police protection services in the City of Huntington Park. The LASD, LAPD, and HPPD currently provide police protection service within all portions of the project area. Establishment of the proposed Enterprise Zone would not directly increase demand for police protection services as no development plans are included as part of the project. As such, adoption of the Enterprise Zone would not result in the need new police protection facilities or otherwise directly affect police protection services.

Future development projects within the Enterprise Zone would be required to comply with existing general plan, zoning, and applicable requirements pertaining to police protection. Future development is anticipated to remove blighting influences such as dilapidated buildings, and foster new development that brings jobs and/or retail shopping opportunities to an area where jobs and shopping opportunities are lacking. It is anticipated that the removal of blighting influences due to redevelopment activities would generally reduce crime rates in the area. Because future development within the Enterprise Zone would be within the urbanized area, it is anticipated that existing police protection facilities would be adequate to serve new development. If, however, the construction of new police protection facilities is required as a result of new development in the Enterprise Zone, such construction would be subject to CEQA review.

a(iii) The Los Angeles Unified School District (LAUSD) provides primary and secondary public education services to students living within the proposed Enterprise Zone. LAUSD has 436 elementary schools, 75 middle schools, 64 high schools and numerous magnet, continuation and other non-traditional schools. The District has a total enrollment (Fall 2007) of 694,288 students (LAUSD Fingert Facts, 2007-2008).

The proposed project is expected to facilitate economic development and create job opportunities for existing residents. As such, it would not directly generate students or directly affect schools. Nonetheless, in accordance with State law, developers of future projects within the Enterprise Zone would be required to pay school impact fees where applicable. The payment of these fees would provide increased revenue to fund public schools in the area. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation

of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.”

a(iv) The proposed project is expected to facilitate economic development and create job opportunities for current area residents. As such, it would not directly induce population that would increase demand for public parks. No direct or indirect impact to public parks would occur as a result of the proposed project. Developers of future residential projects in the County of Los Angeles, the City of Los Angeles, and the City of Huntington Park would be required to pay applicable park impact fees. The payment of these fees would provide increased revenue to fund public parks.

a(v) The proposed Enterprise Zone would not adversely affect any other public services as no development or entitlements are included as part of the project. No impact would occur.

Future development projects within the Enterprise Zone would be required to comply with existing general plan, zoning, and applicable requirements pertaining to public services, including payment of fees that are used to fund storm drain improvements, public parks, school facility expansions and other public infrastructure improvements.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XV. RECREATION --</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The purpose of the proposed Enterprise Zone is to encourage economic development within the project area. Parkland within the proposed Enterprise Zone includes: Earvin Magic Johnson Park, Athens Park, Campanella Park, Roosevelt Park, Ted Watkins County Park, and several other parks and recreational facilities. The proposed project is expected create job opportunities for existing residents. As such, it would not generate substantial population growth or directly affect public recreational facilities.

Future development projects within the Enterprise Zone would be required to comply with existing general plan, zoning, and applicable requirements pertaining to parks and recreational

facilities, including payment of fees that are used to fund public recreational facilities. Payment of these fees would provide increased revenue to fund public recreational facilities and offset any additional demand for recreational facilities.

b) The project does not include recreational facilities, nor would it require the construction of new or expansion of existing recreational facilities. No impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVI. <u>TRANSPORTATION / TRAFFIC</u> --</b>				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, d-f) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the cities of Huntington Park and Los Angeles as an Enterprise Zone



in order to encourage economic development and generate new jobs. The existing transportation system within the proposed Enterprise Zone includes freeways, highways, arterial streets, collector streets and local streets. Freeways in the area include Interstates 105, 110, 405 and 710. Highways in the area include US Route 91. Major north-south streets in the area include Avalon Boulevard, Central Avenue, Main Street, and Wilmington Avenue. Major east-west streets in the area include State Route (SR) 42 Manchester Avenue, SR 90 Imperial Highway, Slauson Avenue, Florence Avenue, and Century Boulevard. In addition to the street system, the area's transportation system includes a public transit system comprised of buses and trains.

The proposed project does not entitle any projects or include any development proposals that would directly increase traffic or demand for public transportation. Therefore, no direct effect to traffic and transportation would occur.

Future development projects within the Enterprise Zone may increase traffic and the demand for public transit. However, the magnitude of impacts to the transportation system would depend on the location, size, and type of development proposed. Impacts to traffic and transportation would therefore be addressed on a case-by-case basis. It should be noted, however, that in a general sense the infill development and redevelopment facilitated by the proposed Enterprise Zone would be expected to provide jobs and shopping opportunities in proximity to current area residents. In this way, implementation of the Enterprise Zone is expected to reduce regional vehicle miles traveled by reducing the distance that residents in and around the project area have to travel for jobs and services.

c. The Los Angeles International Airport is located approximately 6 miles southwest of the Enterprise Zone area and the Long Beach Airport is located approximately 7 miles northwest of the project site. Designation of the project area as an Enterprise Zone would have no effect on air traffic patterns. Future development within the Enterprise Zone would not adversely affect air traffic patterns.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS --</b>				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS --</b>				
Would the project:				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, e. The proposed project would designate portions of unincorporated Los Angeles County and the cities of Los Angeles and Huntington Park as an Enterprise Zone in order to facilitate economic development and generate employment opportunities. The Los Angeles County Public Works Department (LACPWD) is responsible for wastewater conveyance within unincorporated Los Angeles County, the Sanitation Districts of Los Angeles County is responsible for wastewater treatment within unincorporated Los Angeles County along with the City of Huntington Park, and the City of Los Angeles Department of Public Works (LADPW) is responsible for wastewater conveyance and treatment within the City of Los Angeles. Wastewater infrastructure already extends throughout the highly urbanized Enterprise Zone area. The proposed project does not include any specific development proposals or entitlements. Therefore, the project would not directly increase the flow of wastewater or the demand for wastewater treatment.

Future development projects within the Enterprise Zone may incrementally increase wastewater generation over current levels. Any minor upgrades needed to serve individual developments would be implemented as needed. Individual developments would be required to pay standard sewer connection fees, the payment of which would fund any required improvements to the wastewater conveyance and treatment system.



c. The Enterprise Zone area is highly urbanized with a mix of industrial, commercial, residential, and institutional uses, as well as vacant properties. Much of the area, particularly the industrial properties, is already paved and the storm drain system is already in place. The proposed project does not include any development proposals or entitlements; therefore, it would not directly affect the existing drainage system.

Future development projects within the Enterprise Zone may incrementally alter the existing drainage patterns. However, since most of the area is already developed and paved, alterations to drainage patterns in the area would not be substantial. Any minor system upgrades needed to accommodate individual future development projects would be implemented as needed.

All future developments would be subject to the requirements of either the County's Stormwater Ordinance or the City of Los Angeles's Stormwater and Urban Runoff Pollution Control Ordinance, which address provisions that apply to the discharge, deposit, or disposal of any stormwater and/or runoff to the storm drain system and/or receiving waters within any area covered by the National Pollutant Discharge Elimination System (NPDES) municipal stormwater permit. The County has developed a Model Program that provides guidance that permittees can follow to implement their own programs in compliance with the County NPDES Permit. Because future development would be subject to current regulations pertaining to stormwater runoff, it is anticipated that redevelopment of properties within the project area would improve the quality of stormwater runoff in the long term.

d. Water services in the unincorporated Los Angeles County portion of the Enterprise Zone area are provided by various service providers, such as the Golden State Water Company and Dominguez Water Corporation, which obtain water from the Metropolitan Water District of Southern California (MWD) and local wells. Water service in the City of Los Angeles portion of the Enterprise Zone area is provided by the Los Angeles Department of Water and Power (LADWP). The primary sources of water supply for the City of Los Angeles are the Los Angeles Aqueducts (LAA), local groundwater, and supplemental water purchased from MWD. Water service in Huntington Park is provided by the Huntington Park Water Sewer Division which gets its water from the California Department of Water Resources, MWD, and local ground water. Establishment of the proposed Enterprise Zone would not directly affect water supplies as the project does not include any specific development or entitlements.

Future development within the Enterprise Zone area may incrementally increase the demand for potable water. The 2005 MWD Urban Water Management Plan and the 2005 LADWP Urban Water Management Plan project that water supplies will be adequate to meet demand through at least 2030 during average, dry, and multiple dry years (MWD 2005; LADWP, 2005). Therefore, although there are always uncertainties regarding the future availability of State Water Project water, regional water supplies are expected to be adequate to serve future development in the Enterprise Zone. Because the impact of individual developments would depend on the type, size, and location of the development, water supply impacts would be addressed on a case-by-case basis.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

**XVIII. MANDATORY FINDINGS OF  
SIGNIFICANCE —**

a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐
☐
☐
☒

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐
☐
☐
☒

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐
☐
☐
☒

a) As discussed in Section IV, *Biological Resources*, the proposed project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. As discussed in Section V, *Cultural Resources*, the proposed project does not have the potential to eliminate important examples of the major periods of California history or prehistory. The establishment of the Enterprise Zone would have no impact to biological or cultural resources.

b) The proposed project would not result in any potentially significant impacts. Consequently, it would not make a considerable contribution to cumulative impacts.

c) As discussed in sections III, *Air Quality*; VI, *Geology and Soils*; VII, *Greenhouse Gas Emissions*; VIII, *Hazards and Hazardous Materials*; IV, *Hydrology and Water Quality*; XII, *Noise*, and XVI, *Transportation and Traffic*, the proposed project would not create environmental effects that would adversely affect human beings.



## References

- California Air Resources Board, <http://www.arb.ca.gov/homepage.htm>, accessed online July 2010.
- California Department of Conservation Division of Oil, Gas, and Geothermal Resources, District 1-6 Map 128, <ftp://ftp.consrv.ca.gov/pub/oil/maps/dist1/128/Map128.pdf>, accessed online July 2010.
- California Division of Land Resource Protection, Farmland Mapping and Monitoring Program, <http://www.consrv.ca.gov/dlrp/FMMP/index.htm>, accessed online July 2010.
- California Geologic Survey, Alquist-Priolo Earthquake Fault Zones, [http://www.consrv.ca.gov/CGS/rghm/ap/Map\\_index/Pages/index.aspx](http://www.consrv.ca.gov/CGS/rghm/ap/Map_index/Pages/index.aspx), accessed online July 2010.
- City of Los Angeles Department of Water and Power, 2005 Urban Water Management Plan, <http://www.ladwp.com/ladwp/cms/ladwp007157.pdf>, accessed online July 2010.
- City of Los Angeles Fire Department, <http://lafd.org/>, accessed online July 2010.
- City of Los Angeles, Official Website, <http://www.lacity.org/>, accessed online July 2010.
- City of Los Angeles Police Department, <http://www.lapdonline.org/>, accessed online July 2010.
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database, <http://www.epa.gov/superfund/sites/cursites/>, accessed online July 2010.
- Cortese list of Hazardous Waste and Substances Sites, [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm), accessed online July 2010.
- County of Los Angeles Fire Department, <http://www.fire.lacounty.gov/>, accessed online July 2010.
- County of Los Angeles, Official Website, <http://lacounty.info/>, accessed online July 2010.
- County of Los Angeles Sheriff's Department, <http://www.lasd.org/>, accessed online July 2010.
- Department of Toxic Substances Control's Site Mitigation and Brownfields Database <http://www.epa.gov/enviro/html/bms/index2.html>, accessed online July 2010.
- Geotracker search for leaking underground fuel tanks, Spills-Leaks-Investigations-Cleanups (SLIC) and Landfill sites, <http://geotracker.waterboards.ca.gov/>, accessed online July 2010.

Los Angeles Regional Water Quality Control Board, <http://www.swrcb.ca.gov/rwqcb4/>, accessed online July 2010.

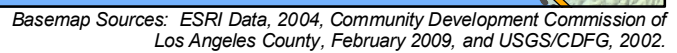
Los Angeles Unified School District, Finger Tip Facts 2007-2008,  
[http://notebook.lausd.net/pls/ptl/docs/PAGE/CA\\_LAUSD/LAUSDNET/OFFICES/COMMUNICATIONS/COMMUNICATIONS\\_FACTS/0708ENG\\_FINGERTIP\\_FACT\\_SHEET.PDF](http://notebook.lausd.net/pls/ptl/docs/PAGE/CA_LAUSD/LAUSDNET/OFFICES/COMMUNICATIONS/COMMUNICATIONS_FACTS/0708ENG_FINGERTIP_FACT_SHEET.PDF), accessed online July 2010.

Metropolitan Water District of Southern California, 2005 Draft Regional Urban Water Management Plan,  
<http://www.mwdh2o.com/mwdh2o/pages/yourwater/ywater01.html>, accessed online July 2010.

South Coast Air Quality Management District, 2007 Draft Air Quality Management Plan,  
<http://www.aqmd.gov/>, accessed online July 2010.

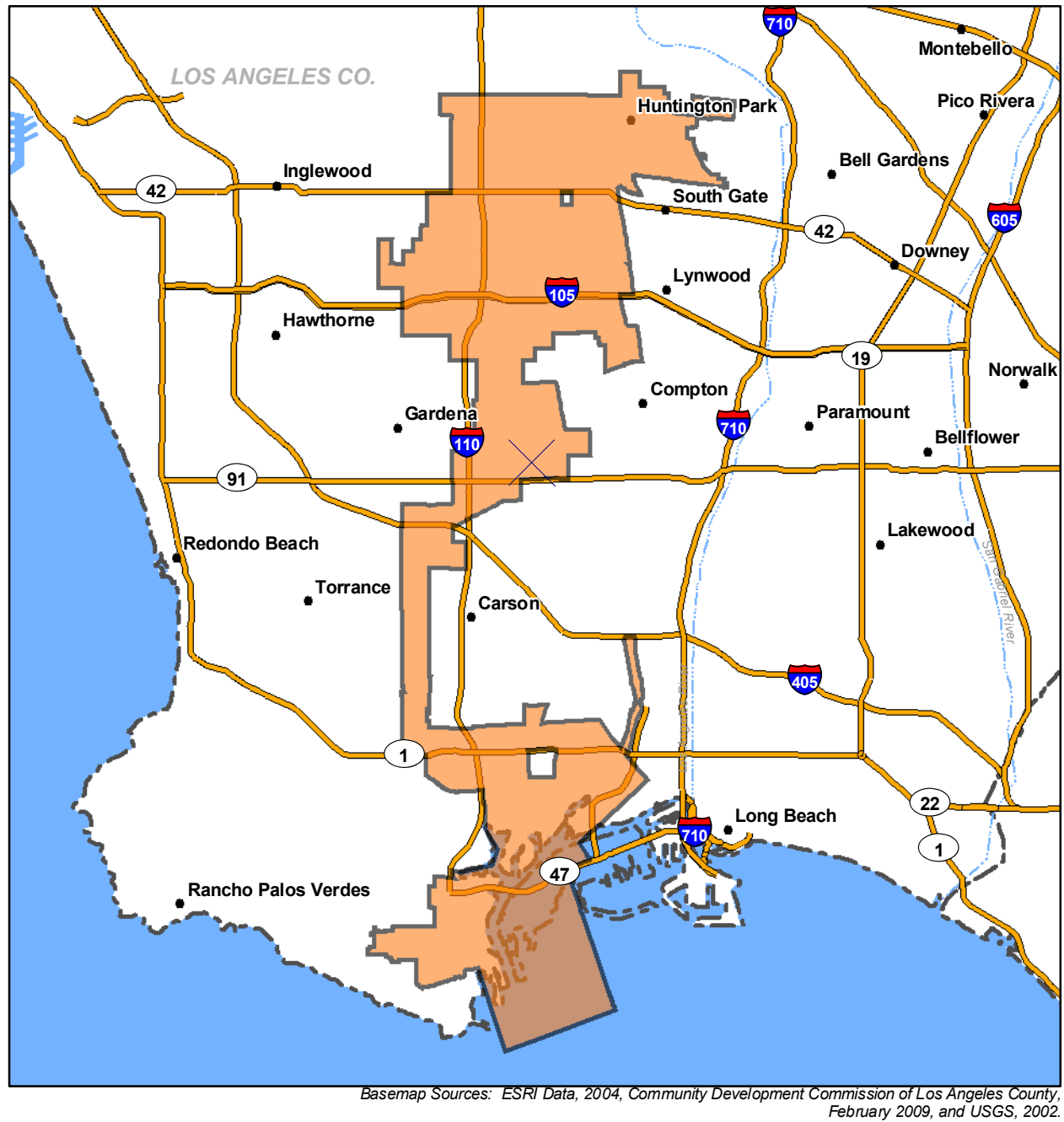
*This Page Left Intentionally Blank*





0 10 20 Miles

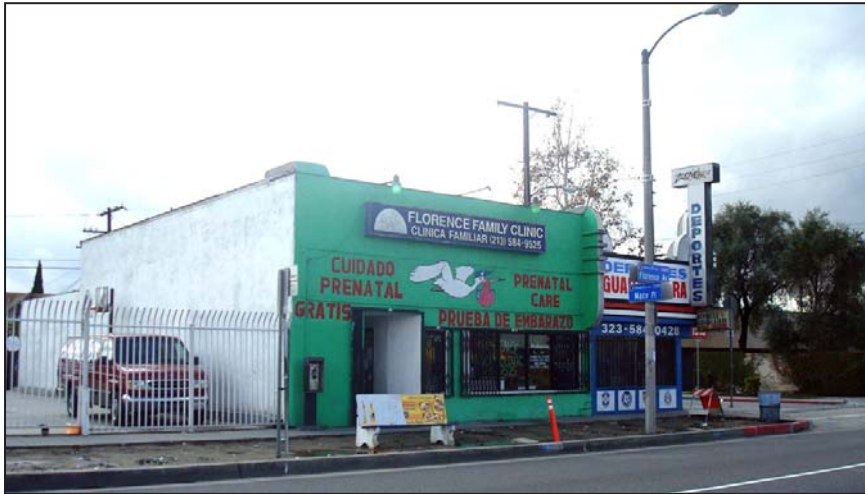
Figure 1



Enterprise Zone Boundaries

Figure 2  
LACDC





**Photo 1** - Commercial structure on Florence Avenue located in unincorporated Florence-Graham indicative of the condition of many commercial structures within the Enterprise Zone.



**Photo 2** - Narbonne high School located along Western Avenue within the Enterprise Zone bordering the City of Torrance.



**Photo 3** - Multi-family residences located along Anaheim Street within the Enterprise Zone.



**Photo 4** - Port of Los Angeles located within the Enterprise Zone.

## Site Photographs

**County of Los Angeles  
Community Development Commission**

**NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**PROJECT TITLE:** Harbor Gateway Communities Enterprise Zone

**PROJECT DESCRIPTION:** Businesses within the proposed Enterprise Zone would be eligible for tax and investment incentives that would promote economic growth and generate new jobs within the area. Establishment of the proposed Enterprise Zone would not entitle any projects or include any development proposals. Growth and development that would be facilitated by designation of the proposed Zone would be controlled by existing General Plan, zoning and other applicable laws and regulations. CEQA environmental review would be required for individual future projects within the Enterprise Zone.

**PROJECT LOCATION:** Unincorporated communities of Florence-Firestone, Walnut Park, and Willowbrook as well as the City of Huntington Park and the City of Los Angeles, California.

**MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY SIGNIFICANT IMPACTS:**

No mitigation measures are required as no potentially significant impacts were identified.

County of Los Angeles Community Development Commission

# **Santa Clarita Valley Enterprise Zone**

**Initial Study**

August 2010

---

# **SANTA CLARITA VALLEY ENTERPRISE ZONE**

## **Initial Study**

*Prepared by:*

**County of Los Angeles  
Community Development Commission**  
2 Coral Circle  
Monterey Park, CA 91755  
Contact: Donald Dean

*Prepared with the assistance of:*

**Rincon Consultants, Inc.**  
790 East Santa Clara Street  
Ventura, California 93001

August 2010

---

---

*This report is printed on 30% recycled paper with 10% post-consumer content.*

---

## TABLE OF CONTENTS

	Page
<hr/>	
Initial Study	
Project Title .....	1
Lead Agency Name and Address.....	1
Contact Person and Phone Number.....	1
Project Location.....	1
Project Sponsor's Name and Address.....	1
Existing Land Use .....	1
General Plan and Zoning.....	1
Surrounding Land Use.....	1
Description of Project .....	1
Public Agencies Whose Approval Is Required .....	2
 Environmental Factors Affected.....	2
 Determination.....	3
 Environmental Checklist .....	4
 Discussion	
I.    Aesthetics.....	4
II.   Agricultural and Forest Resources.....	5
III.  Air Quality .....	7
IV.   Biological Resources.....	8
V.    Cultural Resources.....	9
VI.   Geology and Soils .....	10
VII.  Greenhouse Gas Emissions .....	12
VIII. Hazards and Hazardous Materials.....	13
IX.   Hydrology and Water Quality.....	15
X.    Land Use and Planning .....	17
XI.   Mineral Resources .....	18
XII.  Noise.....	19
XIII. Population and Housing .....	20
XIV.  Public Services.....	21
XV.   Recreation .....	24
XVI.  Transportation/Traffic.....	25
XVII. Utilities and Service Systems .....	26
XVIII. Mandatory Findings of Significance.....	29
 References .....	30
 <b>Figures</b>	
Figure 1 Regional Location	
Figure 2 Proposed Enterprise Zone Boundaries	



Figure 3a Site Photos  
Figure 3b Site Photos



## INITIAL STUDY

**Project Title:** Santa Clarita Valley Enterprise Zone

**Lead Agency Name and Address:** Los Angeles County Community Development  
Commission  
2 Coral Circle  
Monterey Park, California 91755

**Contact Person and Phone Number:** Donald Dean, Environmental Officer  
(323) 890-7186

**Project Location:** Unincorporated communities of the Santa Clarita Valley, as well as portions of the City of Santa Clarita

**Project Sponsor's Name and Address:** Los Angeles County Community Development  
Commission  
2 Coral Circle  
Monterey Park, California 91755

**Existing Land Use:** The proposed Santa Clarita Valley Enterprise Zone encompasses approximately 14,000 acres within urbanized portions of the County of Los Angeles and the City of Santa Clarita. The project area includes residential, commercial, agricultural and industrial land uses and development, as well as vacant land and undeveloped hillside areas.

**General Plan and Zoning:** The project area encompasses approximately 14,000 acres within the County of Los Angeles and the City of Santa Clarita. Individual properties within the project area are zoned by the corresponding participating jurisdictions for various uses, including residential, commercial, agricultural and industrial uses.

**Surrounding Land Use:** The proposed Enterprise Zone is surrounded by unincorporated Los Angeles County and portions of the cities of Los Angeles and Santa Clarita. Similar to the project area, surrounding communities include a variety of land uses, including residential, commercial, industrial, agricultural and institutional uses, as well as vacant land and undeveloped hillside areas.

## DESCRIPTION OF THE PROJECT

The proposed project involves the designation of an Enterprise Zone in portions of the unincorporated Los Angeles County communities of the Santa Clarita Valley, and portions of the City of Santa Clarita. Businesses within the proposed Enterprise Zone (a partnership between the County of Los Angeles and the City of Santa Clarita) would be eligible for tax and investment incentives that would promote economic development and generate new jobs within the area. Establishment of the proposed Enterprise Zone would not entitle any development projects or include any development proposals. Growth and development that





would be facilitated by designation of the proposed Zone would continue to be controlled by existing general plan, zoning and other applicable laws and regulations. As such, although the proposed Enterprise Zone is intended to facilitate economic development, creation of the Enterprise Zone would not facilitate any development that could not already occur under existing land use regulations and through established permitting processes. CEQA environmental review would be required for individual future projects within the Enterprise Zone that would have the potential to result in significant environmental impacts.

Figure 1 shows the regional location of the proposed Enterprise Zone and Figure 2 shows the proposed Enterprise Zone boundaries. Photos of existing land uses within the project area are shown on Figure 3.

### **PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED FOR SUBSEQUENT ACTION**

The County of Los Angeles would retain discretionary authority over individual proposals within the unincorporated portions of the proposed Enterprise Zone. The City of Santa Clarita would retain discretionary authority over individual proposals within the City.

If individual projects within the Enterprise Zone necessitate improvements to transportation facilities operated by the California Department of Transportation (Caltrans), Caltrans would retain discretionary authority over such improvements.

### **ENVIRONMENTAL FACTORS AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials    | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing       | <input type="checkbox"/> Public Services                  | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities/Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:**

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Donald Dean  
Environmental Officer

8/17/10  
\_\_\_\_\_  
Date

## Environmental Checklist

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>I. <u>AESTHETICS</u> – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) The proposed Enterprise Zone is located in portions of unincorporated Los Angeles County and the City of Santa Clarita. The project area is generally characterized by a mix of older residential, commercial, and industrial development with generally a relatively low to moderate aesthetic value. The proposed Enterprise Zone would also include some undeveloped hillside areas, and in the northern portion of the project area along Interstate 5 there is land currently used for agricultural purposes. Many properties within the proposed Enterprise Zone are characterized by various blight conditions, including vacant properties, dilapidated buildings, and unmaintained public and private improvements. Examples of the visual character of portions of the Enterprise Zone are shown on Figure 3.

The proposed project would encourage economic development within the Enterprise Zone by granting businesses tax and investment incentives. However, adoption of the Enterprise Zone would not involve any specific development proposals and, therefore, would not directly affect scenic vistas, scenic resources, or the existing visual character, nor would it create a new source of light or glare. No impact to aesthetic resources would occur.

Future development facilitated within the proposed Enterprise Zone designation would generally be expected to enhance the aesthetic character of the area through renovation or replacement of structures and facilities of lower aesthetic quality. All future development would be required to comply with existing General Plan, zoning and other applicable City and/or County land use regulations, including those that regulate size, height and design of structures, landscaping, lighting and other improvements.

Finally, it should be noted that CEQA environmental review would be required for individual future development projects within the Enterprise Zone with the potential to result in



significant impacts to aesthetics and visual resources. Any specific impacts associated with individual developments would be addressed on a case-by-case basis.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>II. <u>AGRICULTURE AND FOREST RESOURCES</u></b>				
-- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

## II. **AGRICULTURE AND FOREST**

**RESOURCES** -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

☐
☐
☐
☒

a-e) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the City of Santa Clarita as an Enterprise Zone in order to encourage economic development and generate new jobs. The project area is generally within urbanized portions of Los Angeles County and City of Santa Clarita; however, there is some Prime Farmland and Farmland of Statewide Importance located in the northern portion of the proposed Enterprise Zone, along Interstate 5 (California Department of Conservation, 2010). The project area does not include forestland or timberland. Establishment of the proposed Enterprise Zone would not entitle any development projects or include any development proposals. Growth and development that would be facilitated by designation of the proposed Zone would continue to be controlled by existing general plan, zoning and other applicable laws and regulations. As such, although the proposed Enterprise Zone is intended to facilitate economic development, creation of the Enterprise Zone would not facilitate any development that could not already occur under existing land use regulations and through established permitting processes. Consequently, the proposed project would have no effect on Prime Farmland, Unique Farmland or Farmland of Statewide Importance. The proposed project would not directly or indirectly convert farmland to non-agricultural use. No impact would occur.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>III. <u>AIR QUALITY</u> -- Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the City of Santa Clarita as an Enterprise Zone in order to encourage economic development and generate new jobs. Generally, a project would conflict with or potentially obstruct implementation of an air quality plan if it would contribute to population growth in excess of that forecasted in the air quality management plan (AQMP - California Air Resources Control Board, 2007). The proposed Enterprise Zone would not directly generate population growth and it is anticipated that future employment opportunities facilitated by the proposed Enterprise Zone would generally be filled by existing residents of the Los Angeles region. Consequently, the proposed project is not expected to generate population in excess of that envisioned in the local AQMP. No impact would occur.

b-e) The proposed Enterprise Zone area is located within the South Coast Air Basin, which is a nonattainment area for federal and state standards for ozone and particulate matter (South Coast Air Quality Management District, 2010). Therefore, residents, employees, and visitors within the project area would be exposed to potentially unhealthful air. However, the proposed project does not involve any specific development proposals; therefore, it would not directly violate or contribute to the violation of any air quality standard, result in a cumulatively considerable net increase of a criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. No impact would occur.

Future development facilitated by the proposed Enterprise Zone designation would comply with existing County of Los Angeles or City of Santa Clarita general plan and zoning, as well as



all applicable laws and regulations related to air quality. In a general sense, the infill development and redevelopment facilitated by the proposed Enterprise Zone would be expected to make better use of existing infrastructure and provide jobs in proximity to existing housing within and near the project area. In this way, project implementation could reduce regional vehicle miles traveled and associated air pollutant emissions. CEQA environmental review would be required for individual future development projects within the Enterprise Zone. Any specific impacts associated with individual developments would be addressed on a case-by-case basis.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>IV. <u>BIOLOGICAL RESOURCES</u> --</b>				
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

**IV. BIOLOGICAL RESOURCES --**

Would the project:

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

a- f) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the City of Santa Clarita as an Enterprise Zone in order to encourage economic development and generate new jobs. The majority of project area is highly urbanized and future development in the urbanized areas would have little or no potential to adversely affect wildlife resources or habitat either directly or indirectly. The portions of the project area that include undeveloped hillside areas or agricultural uses have the potential to contain wildlife resources or habitat. However, future development facilitated by the proposed Enterprise Zone designation would be required to comply with existing County of Los Angeles and City of Santa Clarita general plan, zoning, and other applicable County and City laws and regulations, which include regulations to protect biological resources. Although the proposed Enterprise Zone is intended to facilitate economic development, creation of the Enterprise Zone would not facilitate any development that could not already occur under existing land use regulations and through established permitting processes. CEQA environmental review would be required for individual future projects within the Enterprise Zone with the potential to result in significant impacts to biological resources. Therefore, no impact to biological resources would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

**V. CULTURAL RESOURCES --**

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>V. <u>CULTURAL RESOURCES</u> --</b> Would the project:				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the City of Santa Clarita as an Enterprise Zone in order to encourage economic development and generate new jobs. It is likely that structures that meet the 50-year minimum age criterion for consideration for National and California Register are present within the Enterprise Zone area. Much of the project area is highly urbanized and has been disturbed by past development activity. Some portions of the project area include agricultural land and undeveloped hillside areas. It is possible that buried historic artifacts and/or archaeological features could also occur within the project area.

Creation of the Enterprise Zone would have no direct effect on cultural resources as it would not involve any specific development activity. As noted above, much of the project area is highly urbanized and the majority of the area has been disturbed by past grading and development; therefore, the potential for future individual developments within the project area to encounter paleontological or archaeological resources is low. The project area includes older structures that could be disturbed by the individual future developments that could be facilitated by the proposed Enterprise Zone. The historic significance of any buildings affected by future project area developments would be addressed and, as appropriate, mitigated on a case-by-case basis in accordance with CEQA and applicable County of Los Angeles and City of Santa Clarita requirements pertaining to the preservation of cultural resources. With implementation of these requirements on a case-by-case basis, no impact to cultural resources would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VI. <u>GEOLOGY AND SOILS</u> –</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VI. <u>GEOLOGY AND SOILS</u> –</b>				
Would the project:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-e) The proposed Enterprise Zone is located in portions of unincorporated Los Angeles County and the City of Santa Clarita. The San Gabriel Alquist-Priolo Fault Zone traverses a portion of the project area (California Geologic Survey, Alquist-Priolo Fault Zones; City of Santa Clarita General Plan). Like much of California, the proposed Enterprise Zone area is subject to groundshaking from seismic activity emanating from a number of faults in the region. In addition, expansive soils, erosion, and other geologic hazards have the potential to occur in the proposed Enterprise Zone area. Areas with the potential for liquefaction and landslides were identified on the State of California Seismic Hazard Zones Maps for the Newhall Quadrangle (1998).



As the proposed project would not does not entitle any projects and does not include any development proposals, no impact related to geologic or seismic hazards would occur. Individual future projects within the proposed Enterprise Zone would be required to conform to standard procedures of the Uniform Building Code and California Building Code, which would reduce any potential impacts from seismic-related activity affecting future developments. In addition, CEQA environmental review would be required for individual projects within the Enterprise Zone with the potential to result in significant impacts. Specific impacts associated with individual future project area developments would be addressed on a case-by-case basis.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VII. <u>GREENHOUSE GAS EMISSIONS</u> -</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b) The California Air Pollution Control Officers Association (CAPCOA) and the Climate Action Team (CAT) have developed strategies to reduce greenhouse gas (GHG) emissions at a statewide level to meet the goals of the Executive Order S-3-05. Additional strategies to reduce GHG emissions are suggested in the Attorney General's Greenhouse Gas Reduction Report.

In addition, the California Office of Planning and Research (OPR) CEQA Guidelines include recommended mitigation strategies to reduce GHG impacts. According to this document, mitigation measures may include:

1. *Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal.*
2. *The potential of siting, orientation, and design to minimize energy consumption, including transportation energy, water conservation and solid-waste reduction.*
3. *The potential for reducing peak energy demand.*
4. *Alternate fuels (particularly renewable ones) or energy systems.*
5. *Energy conservation which could result from recycling efforts.*

A reduction in vehicle use and vehicle miles traveled can result in a reduction in fuel consumption and in air pollutant emissions, including GHG emissions. Recent research indicates that infill development reduces VMT and associated air pollutant emissions, as compared to development on sites at the periphery of metropolitan areas, also known as "greenfield" sites.



The proposed project does not involve any specific development proposals; therefore, it would not directly or indirectly generate greenhouse gas emissions or conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions. Future development facilitated by the proposed Enterprise Zone designation would comply with existing County of Los Angeles or City of Santa Clarita general plan and zoning, as well as all applicable laws and regulations related to greenhouse gas emissions. In a general sense, the infill development and redevelopment facilitated by the proposed Enterprise Zone would be expected to make better use of existing infrastructure and provide jobs in proximity to existing housing within and near the project area. In this way, project implementation could reduce regional vehicle miles traveled and associated greenhouse gas emissions. CEQA environmental review would be required for individual future development projects within the Enterprise Zone. Any specific impacts associated with individual developments would be addressed on a case-by-case basis.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VIII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> - Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b> - Would the project:				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-h) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the City of Santa Clarita as an Enterprise Zone in order to encourage economic development and generate new jobs. Numerous Federal, State and local regulations regulate the use, storage, transportation, handling, processing and disposal of hazardous materials and waste. California Fire Code (CFC) Articles 79, 80 et al. are the primary regulatory guidelines used by the County of Los Angeles and the City of Santa Clarita to govern the storage and use of hazardous materials. The CFC also serves as the principal enforcement document from which corresponding violations are written.

Senate Bill 1082 (1993) established the "Unified Hazardous Waste and Hazardous Materials Management Regulatory Program." The Unified Program consolidates, coordinates, and makes consistent the following hazardous materials and hazardous waste programs (Program Elements):

- *Hazardous Waste Generation (including onsite treatment under Tiered Permitting)*
- *Aboveground Petroleum Storage Tanks (only the Spill Prevention Control and Countermeasure Plan or "SPCC")*
- *Underground Storage Tanks (USTs)*
- *Hazardous Material Release Response Plans and Inventories*
- *California Accidental Release Prevention Program (Cal ARP)*
- *Uniform Fire Code Hazardous Material Management Plans and Inventories*

The following databases were checked for known hazardous materials contamination in the project area:



- *Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database*
- *Geotracker search for leaking underground fuel tanks, Spills-Leaks-Investigations-Cleanups (SLIC) and Landfill sites*
- *Cortese list of Hazardous Waste and Substances Sites*
- *Department of Toxic Substances Control's Site Mitigation and Brownfields Database.*

The abovementioned databases list numerous sites in and around the project area. These sites include underground storage tanks, gas stations, and contaminated commercial and industrial sites. However, as the proposed project does not entitle any projects or include any development proposals, no direct impact relating to hazards or hazardous materials would occur. Future development within the proposed Enterprise Zone would be required to comply with existing general plan, zoning and other applicable laws and regulations, such as those discussed above. In addition, individual future projects within the project area would be subject to CEQA environmental review. Specific impacts associated with individual development projects would be addressed on a case-by-case basis as such projects are proposed.

New development would be built in accordance with current safety standards and would require remediation of existing contamination prior to new construction. Therefore, future development within the proposed Enterprise Zone is expected to generally reduce the potential for impacts relating to upset hazards or the release of hazardous materials in to the environment as compared to existing conditions.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

#### IX. HYDROLOGY AND WATER QUALITY

– Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>IX. <u>HYDROLOGY AND WATER QUALITY</u></b>				
– Would the project:				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-j) The project area currently contains a mix of industrial, commercial, agricultural and residential uses, as well as vacant land and undeveloped hillside areas. Much of the area, particularly the industrial properties, is already paved. As such, future development within the proposed Enterprise Zone generally would not be expected to substantially alter drainage patterns in the area. Any minor system upgrades needed to accommodate individual future development projects would be implemented as needed.



The proposed project involves the designation of portions of unincorporated Los Angeles County and the City of Santa Clarita as an Enterprise Zone in order to encourage economic development and generate new jobs. As the proposed project does not entitle any projects or include any development proposals, no impact relating to hydrology or water quality would occur.

All future developments within the project area would be subject to the requirements of the County's Stormwater Ordinance or the City of Santa Clarita's Stormwater and Urban Runoff Pollution Control Ordinance, which address provisions that apply to the discharge, deposit, or disposal of any stormwater and/or runoff to the storm drain system and/or receiving waters within any area covered by the National Pollutant Discharge Elimination System (NPDES) municipal stormwater permit. The County has developed a Model Program that provides guidance that permittees can follow to implement their own programs in compliance with the County NPDES Permit. Property owners in the City of Santa Clarita are required to pay a Stormwater Pollution Prevention Fee to fund stormwater pollution prevention programs in the City. As new development would be required to comply with current water quality standards, it is anticipated that future development and redevelopment of individual properties would improve the quality of project area surface runoff in the long term.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>X. <u>LAND USE AND PLANNING</u> --</b> Would the proposal:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-c) The proposed Enterprise Zone is located in portions of unincorporated Los Angeles County and the City of Santa Clarita. The project area contains a mix of industrial, commercial, residential, agricultural and institutional uses, as well as vacant properties and undeveloped hillside areas. The Los Angeles County General Plan and zoning ordinances govern land use and planning in unincorporated Los Angeles County. The City of Santa Clarita General Plan and zoning ordinance govern land use and planning in the City of Santa Clarita. While the proposed Enterprise Zone would facilitate economic development and generate jobs by giving tax and investment incentives to businesses within the zone area, it would not involve any





changes to general plan land use designations or zoning for the project area. Therefore, the proposed Enterprise Zone would not physically divide established communities or conflict with applicable habitat or natural community conservation plans. No impact relating to land use and planning would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XI. <u>MINERAL RESOURCES</u> --</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) Known mineral resources in Los Angeles County include oil, rock, sand, and gravel. A number of mineral extraction activities are located in areas containing sensitive species or within rapidly urbanizing areas (County of Los Angeles Draft General Plan, Conservation and Open Space Chapter, 2008). Known mineral resources in the Santa Clarita Valley include gold, oil, construction aggregate, tuff and titanium. The project area contains known mineral resources, including operating oil fields located within the proposed Enterprise Zone area (City of Santa Clarita General Plan Open Space and Conservation Element). The proposed project involves the designation of portions of unincorporated Los Angeles County and the City of Santa Clarita as an Enterprise Zone to facilitate economic development and generate jobs. Establishment of the proposed Enterprise Zone would not entitle any development projects or include any development proposals. Growth and development that would be facilitated by designation of the proposed Zone would continue to be controlled by existing general plan, zoning and other applicable laws and regulations. As such, although the proposed Enterprise Zone is intended to facilitate economic development, creation of the Enterprise Zone would not facilitate any development that could not already occur under existing land use regulations and through established permitting processes. Therefore, establishment of the proposed Enterprise Zone would have no impact to mineral resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XII. NOISE</b> – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-d) The proposed project would designate an area encompassing portions of unincorporated Los Angeles County and the City of Santa Clarita as an Enterprise Zone. In order to achieve economic development and generate new employment opportunities, businesses within the proposed Enterprise Zone would be given tax and investment incentives.

Sensitive noise receptors within and adjacent to the proposed Enterprise Zone area include residences, hospitals, schools, guest lodging, and libraries. Because commercial, manufacturing and industrial uses are not subject to impacts such as sleep disturbance, these land uses have higher allowable noise standards. Noise sources within the proposed Enterprise Zone area include roadway traffic, rail activity and industrial activity. Major roadways in the area include, but are not limited to: Interstate 5, State Routes 126 and 14, Magic Mountain Parkway, Newhall Ranch Road, Soledad Canyon Road, Bouquet Canyon Road, Lyons Avenue and Sierra Highway.

The proposed project does not include any specific development proposals or entitlements. As such, the establishment of the Enterprise Zone would not place sensitive receptors in areas subject to noise that exceeds noise standards or cause an increase in ambient noise which would adversely affect existing land uses. No direct noise impact would occur.

Future development projects within the Enterprise Zone are expected to be commercial or industrial in nature. Such uses are not typically considered noise sensitive. All future development would be required to comply with existing County of Los Angeles or City of Santa Clarita general plan and zoning, as well as applicable laws and regulations pertaining to noise. Noise-related impacts associated with individual developments would depend upon the specific type, size, and location of the proposed development. Therefore, such impacts would be evaluated on a case-by-case basis as individual projects undergo the CEQA-required environmental review.

e, f) The Agua Dulce Airpark Airport is located less than 0.5 miles of the portions of the proposed Enterprise Zone along the Sierra Highway and Soledad Canyon Road. The Van Nuys Airport and Bob Hope Airport are located approximately nine miles and 12 miles south of the proposed Enterprise Zone area, respectively.

The portion of the project area near the Agua Dulce Airpark Airport could be subject to airport-related noise exceeding local standards. However, establishment of the proposed Enterprise Zone would not entitle any development projects or include any development proposals. Growth and development that would be facilitated by designation of the proposed Zone would continue to be controlled by existing general plan, zoning and other applicable laws and regulations, which include airport noise regulations. As such, although the proposed Enterprise Zone is intended to facilitate economic development, creation of the Enterprise Zone would not facilitate any development that could not already occur under existing land use regulations and through established permitting processes. Therefore, establishment of the proposed Enterprise Zone would not expose people to excessive noise levels associated with airport operations.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XIII. <u>POPULATION AND HOUSING</u> —</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

**XIII. POPULATION AND HOUSING —**  
Would the project:

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

a) The proposed project would designate an area encompassing portions of unincorporated Los Angeles County and the City of Santa Clarita as an Enterprise Zone. The project would not directly affect population growth, though the tax and investment incentives that would be provided are intended to encourage economic development. It is expected that future employment opportunities resulting from the Enterprise Zone would generally be filled by local residents. As such, the proposed project would not be expected to induce substantial population growth.

b-c) The proposed Enterprise Zone would encompass portions of unincorporated Los Angeles County and the City of Santa Clarita. No direct displacement of housing or people would occur as no development is proposed.

Future development projects within the Enterprise Zone would have the potential to displace residences. However, it is anticipated that future projects would primarily involve redevelopment of vacant or underutilized commercial and industrial properties. Individual development projects would need to be addressed on a case-by-case basis as the potential for displacement would depend upon the location and nature of the proposal.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

**XIV. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XIV. PUBLIC SERVICES</b>				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a(i) The Los Angeles County Fire Department (LACFD) provides fire protection services in unincorporated Los Angeles County and the City of Santa Clarita. The LACFD currently provides fire protection service to the Enterprise Zone area. The entire project area is urbanized and within the current service areas of the LACFD. Establishment of the proposed Enterprise Zone would not directly increase demand for fire protection services as no development plans are included as part of the project. As such, adoption of the Enterprise Zone would not result in the need for new fire protection facilities or otherwise directly affect fire protection services.

Future development projects within the Enterprise Zone would be required to comply with existing general plan, zoning, and applicable requirements pertaining to the fire protection. The LACFD would review site plans, site construction and actual structures prior to occupancy to ensure that required fire protection safety features, including building sprinklers and emergency access, are implemented. Replacement of older structures not built to current Code requirements with new development that meets current Codes would be expected to generally reduce fire hazards in the area. Because future development within the Enterprise Zone would generally be within the urbanized area, it is anticipated that existing fire protection facilities would be adequate to serve new development. If, however, the construction of new fire protection facilities is required as a result of new development in the Enterprise Zone, such construction would be subject to CEQA review.

a(ii) The Los Angeles County Sheriff's Department (LASD) provides police protection services in unincorporated Los Angeles County and City of Santa Clarita. The LASD currently provides police protection service within all portions of the project area. Establishment of the proposed Enterprise Zone would not directly increase demand for police protection services as no development plans are included as part of the project. As such, adoption of the Enterprise Zone would not result in the need new police protection facilities or otherwise directly affect police protection services.

Future development projects within the Enterprise Zone would be required to comply with existing general plan, zoning, and applicable requirements pertaining to police protection. Future development is anticipated to remove blighting influences such as dilapidated buildings, and foster new development that brings jobs and/or retail shopping opportunities to

an area where jobs and shopping opportunities are lacking. It is anticipated that the removal of blighting influences due to redevelopment activities would generally reduce crime rates in the area. Because future development within the Enterprise Zone would generally be within the urbanized area, it is anticipated that existing police protection facilities would be adequate to serve new development. If, however, the construction of new police protection facilities is required as a result of new development in the Enterprise Zone, such construction would be subject to CEQA review.

a(iii) The proposed Enterprise Zone would include portions of the City of Santa Clarita and communities of the Santa Clarita Valley located in unincorporated Los Angeles County. Primary and secondary public education services in the City of Santa Clarita and the communities of the Santa Clarita Valley are provided by the following school districts:

- *Acton/Agua Dulce Unified School District*
- *Castaic Union School District*
- *Newhall School District*
- *Saugus Union School District*
- *Sulphur Springs School District*
- *William S. Hart Union High School District*
- *Los Angeles Unified School District*

The proposed project is expected to facilitate economic development and create job opportunities for existing residents. As such, it would not directly generate students or directly affect schools. Nonetheless, in accordance with State law, developers of future projects within the Enterprise Zone would be required to pay school impact fees where applicable. The payment of these fees would provide increased revenue to fund public schools in the area. Pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization."

a(iv) The proposed project is expected to facilitate economic development and create job opportunities for current area residents. As such, it would not directly induce population that would increase demand for public parks. No direct or indirect impact to public parks would occur as a result of the proposed project. Developers of future residential projects in the County of Los Angeles and City of Santa Clarita would be required to pay applicable park impact fees. The payment of these fees would provide increased revenue to fund public parks.

a(v) The proposed Enterprise Zone would not adversely affect any other public services as no development or entitlements are included as part of the project. No impact would occur.

Future development projects within the Enterprise Zone would be required to comply with existing general plan, zoning, and applicable requirements pertaining to public services, including payment of fees that are used to fund storm drain improvements, public parks, school facility expansions and other public infrastructure improvements.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XV. RECREATION --</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) The purpose of the proposed Enterprise Zone is to encourage economic development within the project area. Parkland within the vicinity of the proposed Enterprise Zone includes the following City of Santa Clarita parks:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• <i>Almendra Park</i></li> <li>• <i>Begonias Lane Park</i></li> <li>• <i>Bouquet Canyon Park</i></li> <li>• <i>Bridgeport Park</i></li> <li>• <i>Canyon Country Park</i></li> <li>• <i>Central Bark</i></li> <li>• <i>Central Park</i></li> <li>• <i>Circle J Ranch Park</i></li> <li>• <i>Creekview Park</i></li> <li>• <i>Newhall Park</i></li> </ul> | <ul style="list-style-type: none"> <li>• <i>North Oaks Park</i></li> <li>• <i>Oak Spring Park</i></li> <li>• <i>Old Orchard Park</i></li> <li>• <i>Pamplico Park</i></li> <li>• <i>Santa Clarita Park</i></li> <li>• <i>Todd Longshore Park</i></li> <li>• <i>Valencia Glen Park</i></li> <li>• <i>Valencia Heritage Park</i></li> <li>• <i>Valencia Meadows Park</i></li> <li>• <i>Veterans Historical Plaza</i></li> </ul> |
|---|--|

The proposed project is expected create job opportunities for existing residents. As such, it would not generate substantial population growth or directly affect public recreational facilities.

Future development projects within the Enterprise Zone would be required to comply with existing general plan, zoning, and applicable requirements pertaining to parks and recreational facilities, including payment of fees that are used to fund public recreational facilities. Payment of these fees would provide increased revenue to fund public recreational facilities and offset any additional demand for recreational facilities.

b) The project does not include recreational facilities, nor would it require the construction of new or expansion of existing recreational facilities. No impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVI. <u>TRANSPORTATION / TRAFFIC</u> --</b>				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, d-f) The proposed project would involve the designation of portions of unincorporated Los Angeles County and the City of Santa Clarita as an Enterprise Zone in order to encourage economic development and generate new jobs. The existing transportation system within the proposed Enterprise Zone includes freeways, highways, arterial streets, collector streets and local streets. Major roadways in the area include, but are not limited to: Interstate 5, State Routes 126 and 14, Magic Mountain Parkway, Newhall Ranch Road, Soledad Canyon Road, Bouquet Canyon Road, Lyons Avenue and Sierra Highway. In addition to the street system, the area's transportation system includes a public transit system comprised of buses and trains.





The proposed project does not entitle any projects or include any development proposals that would directly increase traffic or demand for public transportation. Therefore, no direct effect to traffic and transportation would occur.

Future development projects within the Enterprise Zone may increase traffic and the demand for public transit. However, the magnitude of impacts to the transportation system would depend on the location, size, and type of development proposed. Impacts to traffic and transportation would therefore be addressed on a case-by-case basis. It should be noted, however, that in a general sense the infill development and redevelopment facilitated by the proposed Enterprise Zone would be expected to provide jobs and shopping opportunities in proximity to current area residents. In this way, implementation of the Enterprise Zone is expected to reduce regional vehicle miles traveled by reducing the distance that residents in and around the project area have to travel for jobs and services.

c. The Agua Dulce Airpark Airport is located less than 0.5 miles of the portions of the proposed Enterprise Zone along the Sierra Highway and Soledad Canyon Road. The Van Nuys Airport and Bob Hope Airport are located approximately nine miles and 12 miles south of the proposed Enterprise Zone area, respectively. Designation of the project area as an Enterprise Zone would have no effect on air traffic patterns. Future development within the Enterprise Zone would not adversely affect air traffic patterns.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b><u>XVII. UTILITIES AND SERVICE SYSTEMS --</u></b>				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XVII. UTILITIES AND SERVICE SYSTEMS --</b>				
Would the project:				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, e. The proposed project would designate portions of unincorporated Los Angeles County and the City of Santa Clarita as an Enterprise Zone in order to facilitate economic development and generate employment opportunities. The Los Angeles County Public Works Department (LACPWD) is responsible for wastewater conveyance within unincorporated Los Angeles County, the Sanitation Districts of Los Angeles County is responsible for wastewater treatment within unincorporated Los Angeles County. The Santa Clarita Valley Sanitation District is responsible for wastewater conveyance and treatment in the Santa Clarita Valley, including the City of Santa Clarita. The Santa Clarita Valley Sanitation District operates the Saugus and Valencia WRPs. Wastewater infrastructure already extends throughout the highly urbanized Enterprise Zone area. The proposed project does not include any specific development proposals or entitlements. Therefore, the project would not directly increase the flow of wastewater or the demand for wastewater treatment.

Future development projects within the Enterprise Zone may incrementally increase wastewater generation over current levels. Any minor upgrades needed to serve individual developments would be implemented as needed. Individual developments would be required to pay standard sewer connection fees, the payment of which would fund any required improvements to the wastewater conveyance and treatment system.

c. The Enterprise Zone area includes a mix of industrial, commercial, agricultural and residential uses, as well as vacant properties and undeveloped hillside areas. Much of the area, particularly the industrial properties, is already paved and the storm drain system is already in place. The proposed project does not include any development proposals or entitlements; therefore, it would not directly affect the existing drainage system.

Future development projects within the Enterprise Zone may incrementally alter the existing drainage patterns. However, since most of the area is already developed and paved, alterations

to drainage patterns in the area would not be substantial. Any minor system upgrades needed to accommodate individual future development projects would be implemented as needed.

All future developments would be subject to the requirements of either the County's Stormwater Ordinance or the City of Santa Clarita's Stormwater and Urban Runoff Pollution Control Ordinance, which address provisions that apply to the discharge, deposit, or disposal of any stormwater and/or runoff to the storm drain system and/or receiving waters within any area covered by the National Pollutant Discharge Elimination System (NPDES) municipal stormwater permit. The County has developed a Model Program that provides guidance that permittees can follow to implement their own programs in compliance with the County NPDES Permit. In addition, property owners in the City of Santa Clarita are required to pay a Stormwater Pollution Prevention Fee to fund stormwater pollution prevention programs in the City. Because future development would be subject to current regulations pertaining to stormwater runoff, it is anticipated that redevelopment of properties within the project area would improve the quality of stormwater runoff in the long term.

d. The Santa Clarita Valley's available sources of drinking water include rivers, lakes, streams, ponds, reservoirs, springs and wells. Castaic Lake Water Agency (CLWA) supplements local groundwater supplies with State Water Project water from Northern California. This water is treated and delivered to the Santa Clarita Valley's four local water purveyors: Los Angeles County Waterworks District #36, Newhall County Waterworks District, Santa Clarita Water Division and Valencia Water Company (CLWA, 2010). Establishment of the proposed Enterprise Zone would not directly affect water supplies as the project does not include any specific development or entitlements.

Future development within the Enterprise Zone area may incrementally increase the demand for potable water. The 2005 Urban Water Management Plan prepared for Castaic Lake Water CLWA, CLWA Santa Clarita Water Division, Newhall County Water District, Valencia Water Company and Los Angeles County Waterworks District No. 36 project that water supplies will be adequate to meet demand through at least 2030 during average, dry, and multiple dry years. Therefore, water supplies are expected to be adequate to serve future development in the Enterprise Zone. Because the impact of individual developments would depend on the type, size, and location of the development, water supply impacts would be addressed on a case-by-case basis.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE —**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) As discussed in Section IV, *Biological Resources*, the proposed project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. As discussed in Section V, *Cultural Resources*, the proposed project does not have the potential to eliminate important examples of the major periods of California history or prehistory. The establishment of the Enterprise Zone would have no impact to biological or cultural resources.

b) The proposed project would not result in any potentially significant impacts. Consequently, it would not make a considerable contribution to cumulative impacts.

c) As discussed in sections III, *Air Quality*; VI, *Geology and Soils*; VII, *Greenhouse Gas Emissions*; VIII, *Hazards and Hazardous Materials*; IV, *Hydrology and Water Quality*; XII, *Noise*, and XVI, *Transportation and Traffic*, the proposed project would not create environmental effects that would adversely affect human beings.



## References

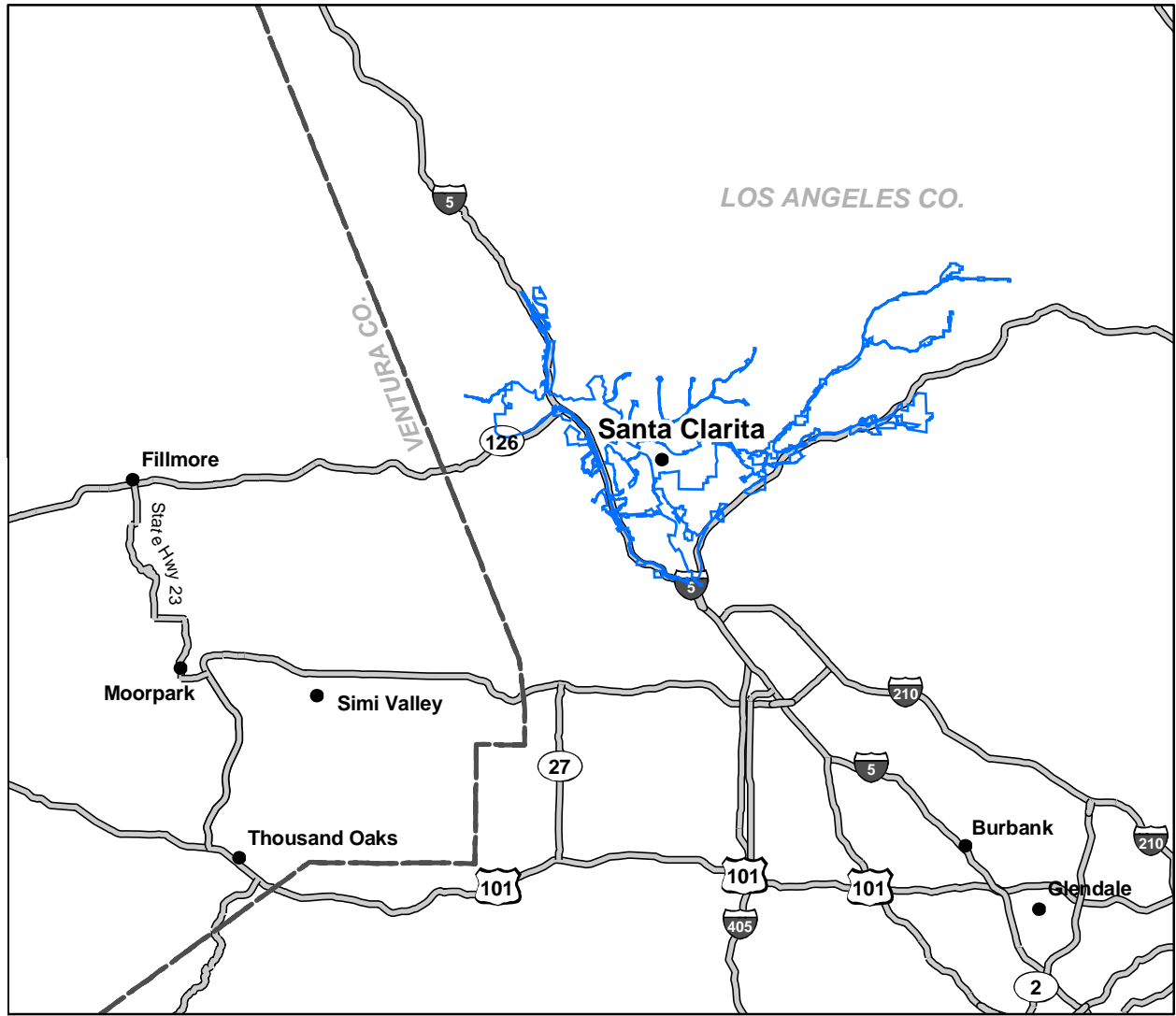
- California Air Resources Board, <http://www.arb.ca.gov/homepage.htm>, accessed online July 2010.
- California Department of Conservation Division of Oil, Gas, and Geothermal Resources, District 1-6 Map 128, <ftp://ftp.consrv.ca.gov/pub/oil/maps/dist1/128/Map128.pdf>, accessed online July 2010.
- California Division of Land Resource Protection, Farmland Mapping and Monitoring Program, <http://www.consrv.ca.gov/dlrp/FMMP/index.htm>, accessed online July 2010.
- California Geologic Survey, Alquist-Priolo Earthquake Fault Zones, [http://www.consrv.ca.gov/CGS/rghm/ap/Map\\_index/Pages/index.aspx](http://www.consrv.ca.gov/CGS/rghm/ap/Map_index/Pages/index.aspx), accessed online July 2010.
- Castaic Lake Water Agency (CLWA), CLWA Santa Clarita Water Division, Newhall County Water District, Valencia Water Company, (Los Angeles County Waterworks District No. 36/Cooperating Agency), 2005 Urban Water Management Plan, <http://www.clwa.org/about/publications.cfm>, accessed online July 2010.
- City of Santa Clarita, General Plan, <http://www.santa-clarita.com/Index.aspx?page=695>, accessed online July 2010.
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database, <http://www.epa.gov/superfund/sites/cursites/>, accessed online July 2010.
- Cortese list of Hazardous Waste and Substances Sites, [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm), accessed online July 2010.
- County of Los Angeles Fire Department, <http://www.fire.lacounty.gov/>, accessed online July 2010.
- County of Los Angeles, Official Website, <http://lacounty.info/>, accessed online July 2010.
- County of Los Angeles Sheriff's Department, <http://www.lasd.org/>, accessed online July 2010.
- Department of Toxic Substances Control's Site Mitigation and Brownfields Database <http://www.epa.gov/enviro/html/bms/index2.html>, accessed online July 2010.
- Geotracker search for leaking underground fuel tanks, Spills-Leaks-Investigations-Cleanups (SLIC) and Landfill sites, <http://geotracker.waterboards.ca.gov/>, accessed online July 2010.
- Los Angeles Regional Water Quality Control Board, <http://www.swrcb.ca.gov/rwqcb4/>, accessed online July 2010.

Los Angeles Unified School District, <http://notebook.lausd.net>, accessed online July 2010.

South Coast Air Quality Management District, 2007 Draft Air Quality Management Plan,  
<http://www.aqmd.gov/> , accessed online July 2010.

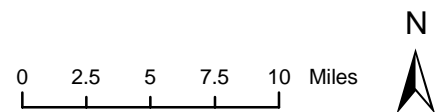


*This Page Left Intentionally Blank*



Source: US Bureau of the Census, TIGER Data, 2000.

 Project Location

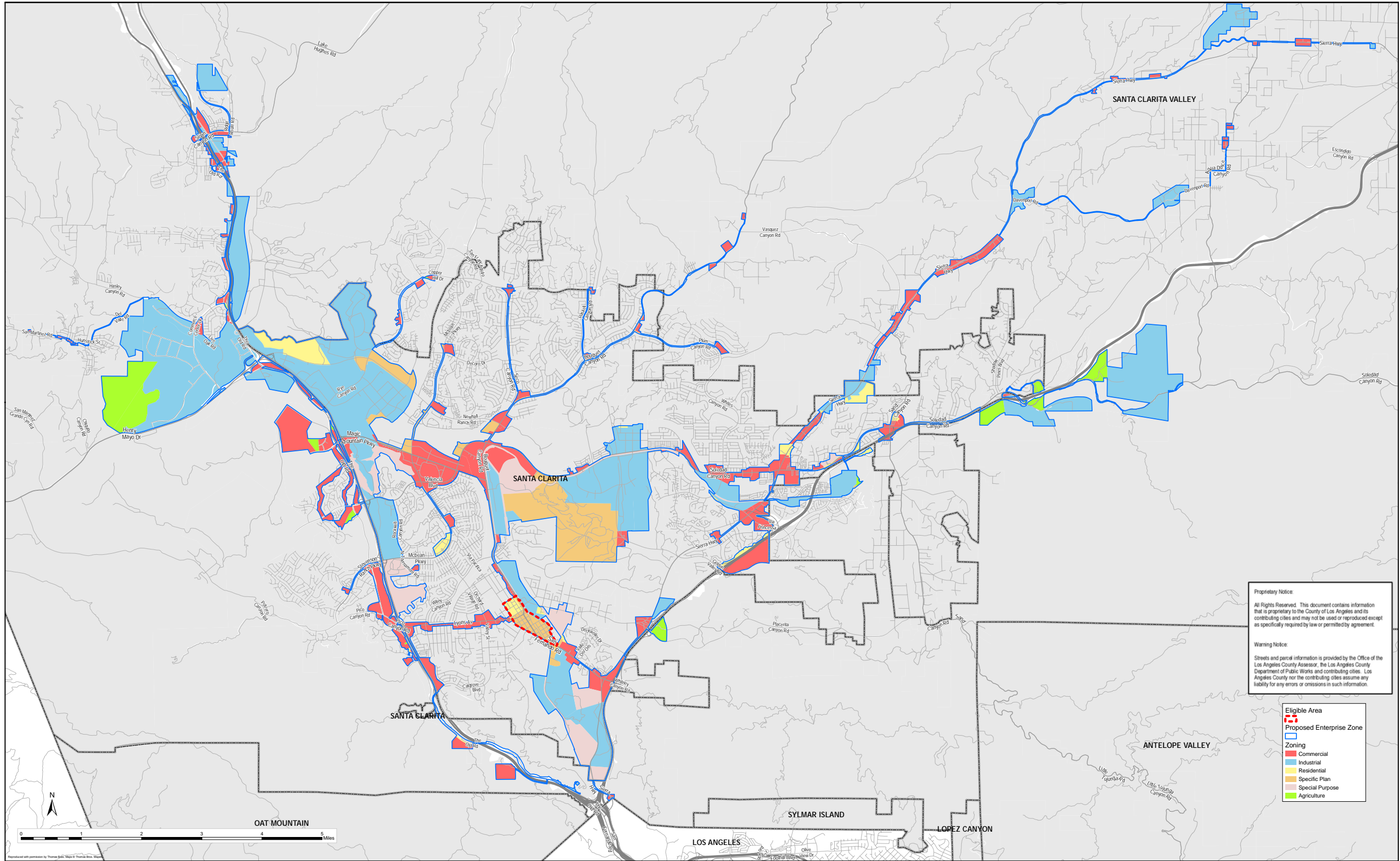


Regional Location

Figure 1  
LACDC







Proposed Santa Clarita Enterprise Zone



**Photo 1** - Commercial development on Bouquet Canyon Road that is indicative of commercial development within the proposed Enterprise Zone.



**Photo 2** - Multi-family residential structures within the proposed Enterprise Zone on Sierra Highway, north of Soledad Canyon Road.







**Photo 3** - Commercial development on Lyons Avenue that is indicative of commercial development within the proposed Enterprise Zone.



**Photo 4** - Used car dealership within the proposed Enterprise Zone on San Fernando Road.



**County of Los Angeles  
Community Development Commission**

**NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**PROJECT TITLE:** Santa Clarita Valley Enterprise Zone

**PROJECT DESCRIPTION:** Businesses within the proposed Enterprise Zone would be eligible for tax and investment incentives that would promote economic growth and generate new jobs within the area. Establishment of the proposed Enterprise Zone would not entitle any projects or include any development proposals. Growth and development that would be facilitated by designation of the proposed Zone would be controlled by existing General Plan, zoning and other applicable laws and regulations. CEQA environmental review would be required for individual future projects within the Enterprise Zone.

**PROJECT LOCATION:** Unincorporated communities of the Santa Clarita Valley, as well as portions of the City of Santa Clarita, California.

**MITIGATION MEASURES INCLUDED IN THE PROJECT TO AVOID POTENTIALLY  
SIGNIFICANT IMPACTS:**

No mitigation measures are required as no potentially significant impacts were identified.